GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department -Nellore Urban Development Authority - Gudur Municipality - Change of land use from Industrial use to Residential use to an extent of 1686.24 sq.mts in Sy.No.570/1 of Banisahenpeta, Gudur, SPSR Nellore Distrct applied by M/s. NVKR Constructions and 3 others- Draft Variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No. 179 Dated:30.05.2018

Read the following:-

1.From the DTCP, AP, Guntur, Lr.Roc.No.481/2017/G, dated:03.03.2017.
2.Government Letter No.513726/H1/2017, dated:01.11.2017.
3.From the VC, NUDA, Lr. No.61/2017/NUDA, dated 26.02.2018.
4.Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
5.Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
6. Government Memo No.513726/H1/2017, Dated: 07.03.2018
7. Notification No 1122 Dated: 09.03.2018 published in Part-I of Andhra Pradesh Gazette
8.From the VC, NUDA, Nellore, Lr.Rc.No.61/2017/NUDA, Dt. 15.05.2018.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 6th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No. 1122 Part-I, Dated:09.03.2018. In the letter 8th read above the Vice Chairman, Nellore Urban Development Authority, Nellore has reported that the Draft Variation Notification was published by the Municipal Commissioner, Gudur in two widely circulated daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period and also paid the required charges. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:30.05.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANHDRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairman, Nellore Urban Development Authority, Nellore
The Commissioner, Gudur Municipality, SPSR Nellore District.

Copy to:

The applicant through the Vice Chairman, NUDA, Nellore.
The Special Officer & Competent Authority, Urban Land Ceiling, SPSR Nellore District, Nellore.
The District Collector, SPSR Nellore District, Nellore
SC/SF.

//FORWARDED:: BY ORDER//

SECTION OFFICER
[P.T.O]

APPENDIX

NOTIFICATION

The following Draft variation of the Gudur Municipality General Town Planning Scheme/Master Plan which was sanctioned in G.O.Ms.No.285, MA&UD Department, dated 23.05.2003, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

VARIATION

The site located in Sy.No.570/1 of Banisahenpeta, Gudur Municipality admeasuring to an extent of 1686.24 Sq.mts. The boundaries of which are given in the schedule below, which was earmarked for Industrial land use in the General Town Planning Scheme (Master Plan) of Gudur Municipality, sanctioned G.O.Ms.No.285, Municipal Administration & Urban Development Department, Dated:23.05.2003 is now designated as Residential Use by variation of change of land use in the revised part proposed land use Map of GTP No.1/2018/NUDA and which is available in the office of the Gudur Municipality, subject to the following conditions:-

1. the applicant shall obtain approval of building plans for construction of buildings from the competent authority duly paying necessary charges as per rules in force.
2. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Nellore Urban Development Authority/ Gudur Municipality before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
5. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
6. any other conditions as may be imposed by Vice Chairman, Nellore Urban Development Authority, Nellore.

SCHEDULE OF BOUNDARIES

North : Part of B.Koteswara Rao Godowns & House of Varaiah
East : B.Koteswara Rao Oil Mill
South : Part of 60'-0"wide GNT road and N.V.Ramanaiah & Co. Petrol Bunk
West : House of Sk.Janny Saheb

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER